

IN RE: PETITION FOR ADMINISTRATIVE * BEFORE THE
ZONING VARIANCE
W/S New Freedom Road, 610 ft. S * ZONING COMMISSIONER
of the Mason-Dixon Line
21616 New Freedom Road, Box 41 * OF BALTIMORE COUNTY
6th Election District
3rd Councilmanic District * Case No. 97-19-A
Callie L. Mercer, Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Callie R. Mercer for that property known as 21616 New Freedom Road in the northern section of Baltimore County. The Petitioner herein seeks a variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow an attached deck, and a proposed garage (30'x44') with a setback of 3 ft., in lieu of the minimum required 35 ft., in an R.C.2 zone. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

ORDER RECEIVED FOR FILING

Date

By

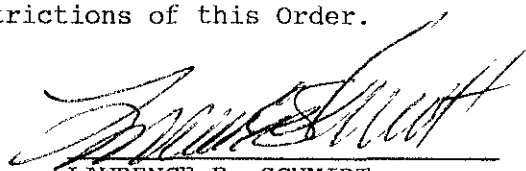
MICROFILMED

upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 26th day of September, 1996 that the Petition for a Zoning Variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow an attached deck, and a proposed garage (30'x44') with a setback of 3 ft., in lieu of the minimum required 35 ft., in an R.C.2 zone be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
3. The Petitioner shall be limited to uses of the garage customarily incidental to the utilization of the property for residential purposes. There shall be no commercial service garage work performed within the structure or on the subject property at any time.
4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmn

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 24, 1996

Mr. Callie L. Mercer
21616 New Freedom Road, Box 41
Freeland, Maryland 21053

RE: Petition for Administrative Variance
Case No. 97-19-A
Property: 21616 New Freedom Road

Dear Mr. Mercer:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

MICROFILMED





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 21616 New Freedom Rd.
which is presently zoned RC-2

97-19-A

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A01.3.B.3 to allow an attached deck and proposed attached garage with a setback of 3 feet in lieu of the minimum required 35 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. TEARING down Existing GARAGE (20'x26') so THAT A New Reconstructed GARAGE (30'x44') be build, which A VARIANCE is REQUIRED.
2. ATTACHING + Enclosing Existing Porch To New Reconstructed GARAGE which A VARIANCE is ALSO Required.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

Legal Owner(s):

(Type or Print Name)

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner

(Type or Print Name)

Signature

Name, Address and phone number of representative to be contacted

Address

Phone No

Name

City

State

Zipcode

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY:

DATE: 7-19-96

ESTIMATED POSTING DATE

7/28



Printed with Soybean Ink
on Recycled Paper

ITEM #: 26

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Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 21616 NewFreedom Rd. Box 41
address
Freeland, Md. 21053
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

When Applying for A PERMIT To build new GARAGE, We
were Told That the GARAGE cannot be bigger Than The
Existing house without Applying for A VARIANCE

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

CALLIE L MERCER
(signature)

(type or print name)



Callie L Mercer
(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18th day of July, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Callie L Mercer

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

7/18/96
date

Cecil A. Dunn
NOTARY PUBLIC

My Commission Expires: 7/1/00

97-19-A

ZONING DESCRIPTION FOR 21416 New Freedom Rd.
(address)

Item
#26

Beginning at a point on the West side of
(north, south, east or west)

New Freedom Rd. which is _____
name of street on which property fronts (number of feet of right-of-way width)

wide at the distance of 610 ft. ± South of the
(number of feet) (north, south, east or west)

~~centerline of the nearest improved intersecting street.~~ Mason Dixon Line
(name of street)

which is _____ wide. *Being Lot # 19.
(number of feet of right-of-way width)

Block _____, Section # _____ in the subdivision of Sunset View
(name of subdivision)

as recorded in Baltimore County Plat Book # 12, Folio # 78.

containing 0.50 AC ± Also known as 21416 New Freedom Rd.
(square feet or acres) (property address)

and located in the 6th Election District, 3rd Councilmanic District.

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Petition for Variance

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 232.2.B to provide a sideyard lot line of 0' in lieu of the required 10'; from Section 232.3.B to provide a rearyard of 0' in lieu of the required 20'; and from Section 409.8.A.4, the distance to the streetline of 5' in lieu of the required 10' of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
Unreasonable hardship or practical difficulty to be presented at time of hearing

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

KENNETH J. STEINBACH

(Type or Print Name)

Kenneth J. Steinbach
Signature

6009 Baltimore National Pike

Address

Baltimore, MD 21228

City and State

788-3838

Attorney for Petitioner:

MICHAEL P. TANCZYN, ESQ.

(Type or Print Name)

Michael P. Tanczyn
Signature

606 Baltimore Avenue, Suite 106

Address

Towson, MD 21204

City and State

Attorney's Telephone No.: 296-8823

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No.

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

HERBERT MALMUD

Name

100 Church Lane

Baltimore, MD 21208

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

-1/2HR.

+1HR.

AVAILABLE FOR HEARING

MON./TUES./WED. - NEXT TWO MONTHS

ALL

OTHER

REVIEWED BY:

DATE 8-16-95

#69

See SP. EX + SPH.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

97-19-A

District

608

Date of Posting

7/23/96

Posted for

Vernice

Petitioner

Collo to Mercer

Location of property

21616 New Freedom Rd

Location of Signer

Tecing road way on property being worked

Remarks

Posted by

[Signature]

Signature

Date of return

8/1/96

Number of Signs

1

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Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 10, 1996

Ms. Callie L. Mercer
21616 New Freedom Road, Box 41
Freeland, Maryland 21053

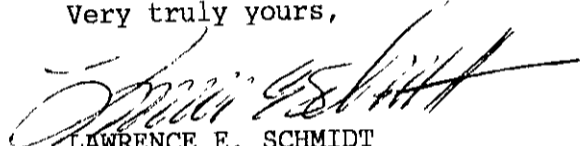
RE: PETITION FOR ADMINISTRATIVE VARIANCE
W/S New Freedom Road, 610' S of the Mason-Dixon Line
(21616 New Freedom Road)
6th Election District - 3rd Councilmanic District
Callie L. Mercer - Petitioner
Case No. 97-19-A

Dear Ms. Mercer:

You will recall our telephone conversation of last week wherein I requested additional information concerning the proposed 30' x 44' garage which is the subject of the above-referenced variance case. You indicated that your son wishes to build this structure, but you were unclear as to its intended use and the necessity for its size. As indicated on the site plan enclosed with the Petition for Administrative Variance application, the proposed garage is larger than the existing dwelling on your property, and thus, a variance is necessary for this as well.

At the end of our conversation, I asked that you have your son contact me at his earliest convenience to provide me with the information I need to complete my review of your application. However, as of the date of this letter, I have not yet heard from him. In the event no word is heard from either you or your son within ten (10) days of the date of this letter, then I shall be compelled to set the matter in for a public hearing to determine the appropriateness of the requested variance.

Very truly yours,


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Case File

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on Recycled Paper

#37 --- CAM

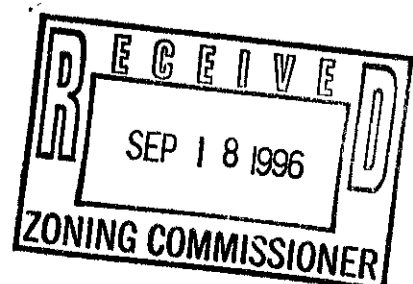
1. No item number on petition forms.
2. No undersized lot package in folder.

#38 --- JJS

1. Need authorization for personal representative.
2. No address for legal owner.
3. No telephone number for legal owner.

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July 30, 1996



PETITION PROBLEMS

#26 --- JJS

1. Where is receipt -- not in folder.

#31 --- JRA

1. Need title of person signing for legal owner.
2. No telephone number for legal owner.

#33 --- ????

1. Where is it????

#35 --- JCM?

1. Review information says JCM - handwriting is JRF. Which is correct???

#36 --- CAM

1. No description on folder.
2. No acreage on folder.
3. No election/councilmanic district on folder.

#37 --- CAM

1. No item number on petition forms.
2. No undersized lot package in folder.

#38 --- JJS

1. Need authorization for personal representative.
2. No address for legal owner.
3. No telephone number for legal owner.

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July 30, 1996

I spoke to Catherine
Mercer by phone, an
elderly lady, not
particularly friendly.
She couldn't give
me any info about the
garage since her son
is building it, he apparently
lives there, suggested I
call back, said "what's
the hold up" & said
she'd "get Yelfman"
Son is a crane operator
in York Pa
I'll try again

MICROFILMED JEG

887-3317
Fax 887-5696

September 17, 1996

Baltimore County Zoning Commissioner
Office of Planning and Zoning
Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

ATTN: Mr. Lawrence E. Schmidt

Dear Mr. Schmidt:

In reference to Variance Case No. 97-19-A, the reason for the size of the proposed garage are listed below.

The proposed garage will be storage for the following:

- a. Four vehicles
- b. Lawn & Garden equipment
- c. Utility Trailer
- d. Work Shop Area

So I hope this is enough information for the intended use and the necessity for size of the requested variance on the proposed garage.

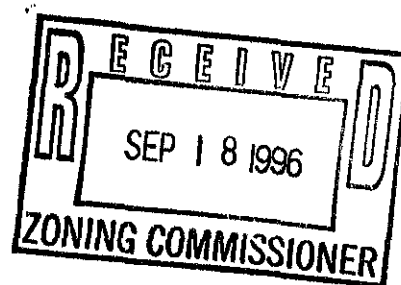
Sincerely,

Vernon Mercer

Vernon Mercer - Son

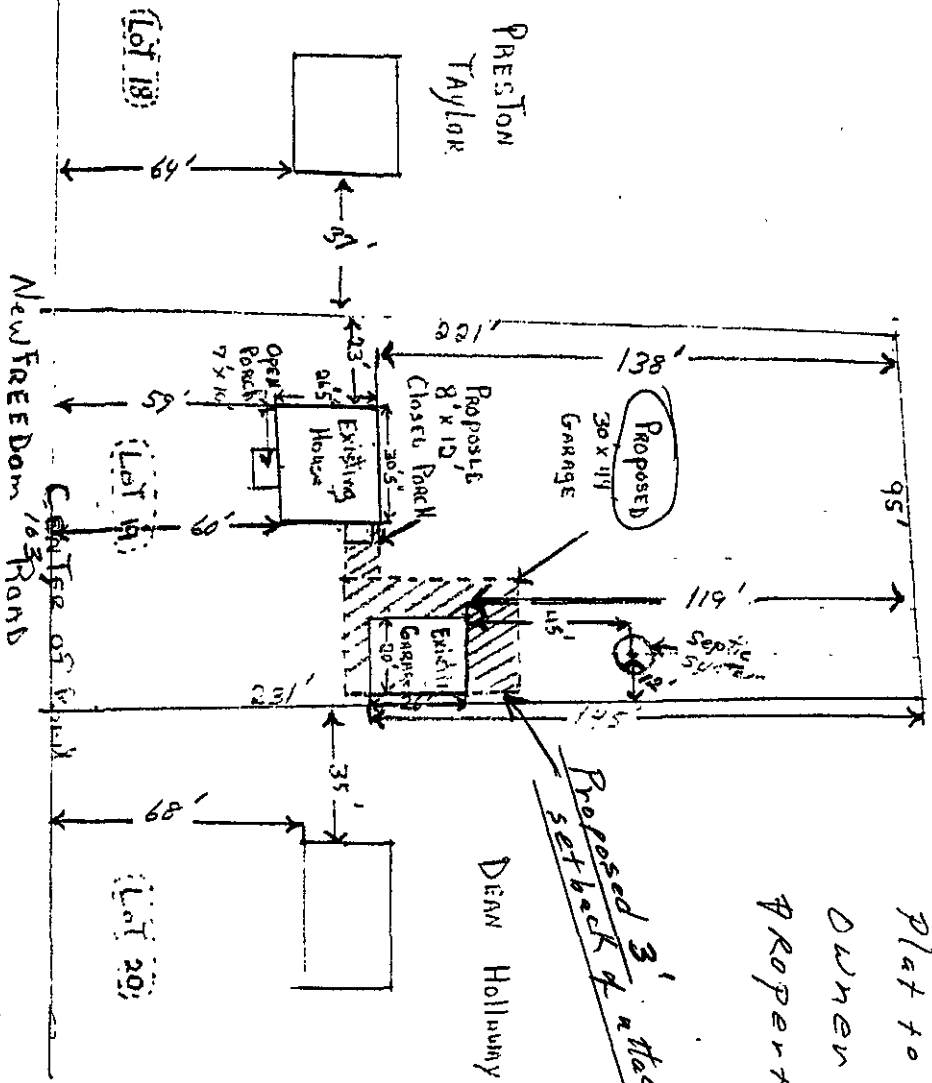
Callie L Mercer

Callie L. Mercer - Petitioner



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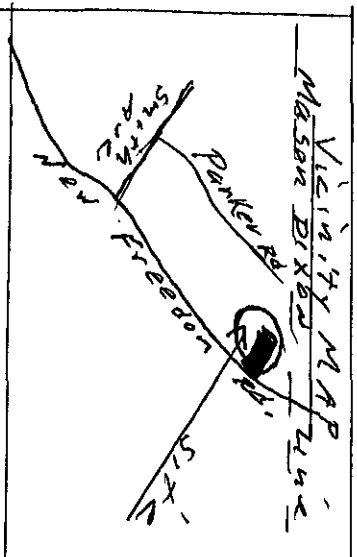
Plat to accompany Variance Petition
 Owner: Callie L. Mercer
 Property Address: 21616 New Freedom Rd.



Scale of Drawing 1" = 50'

97-19-A

PT. TX. 1



Location In Ab
 Elect. Dist. 6th
 CO, Dist 3rd
 1" = 200' Scale Map NW 39E
 Zoning: R-2
 Lot Size: 21,780 sq ft

Chesapeake Bay Critical
 Area: NO
 Prior Zoning Hearings: Non

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Reviewed	Item	Case #
by [Signature]	# 26	

GORDON T. LANGDON
EDWARD F. DEIACO-LOHR
BRUCE E. DOAK

GERHOLD, CROSS & ETZEL, LTD.
Registered Professional Land Surveyors

SUITE 100
320 EAST TOWSONTOWN BOULEVARD
TOWSON, MARYLAND 21286-5318

410-823-4470
FAX 410-823-4473

EMERITUS
PAUL G. DOLLENBERG
FRED H. DOLLENBERG
CARL L. GERHOLD
PHILIP K. CROSS
OF COUNSEL
JOHN F. ETZEL
WILLIAM G. ULRICH

July 31, 1995

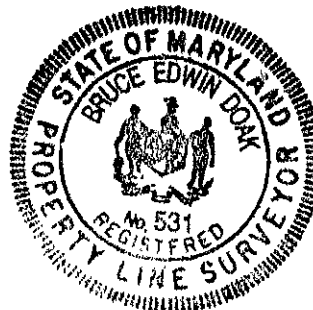
**Zoning Description for Non-Density Parcel
Hutschenreuter Road East**

Beginning at a point in or near the centerline of Hutschenreuter Road East, 16.5 feet wide, at a distance of 1,400 feet, more or less, easterly from the centerline of Hutschenreuter Road, thence the thirteen following courses and distances:

- 1) South 57 degrees 20 minutes 56 seconds East 63.20 feet,
- 2) South 62 degrees 41 minutes 06 seconds East 172.07 feet,
- 3) South 27 degrees 57 minutes 11 seconds West 851.53 feet,
- 4) North 55 degrees 18 minutes 59 seconds West 228.54 feet,
- 5) North 27 degrees 19 minutes 30 seconds East 520.65 feet,
- 6) North 61 degrees 46 minutes 37 seconds West 384.46 feet,
- 7) North 40 degrees 26 minutes 51 seconds East 35.85 feet,
- 8) North 31 degrees 02 minutes 17 seconds East 76.57 feet,
- 9) North 30 degrees 01 minute 01 second East 63.64 feet,
- 10) North 33 degrees 14 minutes 02 seconds East 58.34 feet,
- 11) North 33 degrees 30 minutes 00 seconds East 57.00 feet,
- 12) North 10 degrees 00 minutes 00 seconds West 16.00 feet and
- 13) North 32 degrees 39 minutes 04 seconds East 4.88 feet to the point of beginning.

Containing 4.467 acres of land, more or less.

This description is not for conveyance purposes and only fulfills the requirements of the Baltimore County Office of Zoning.



#67



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 26, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 97-19-A (Item 26)
21616 New Freedom Road
W/S New Freedom Road, 610' +/- S of the Mason-Dixon Line
6th Election District - 3rd Councilmanic
Legal Owner(s): Callie L. Mercer

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before July 28, 1996. The closing date (August 12, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

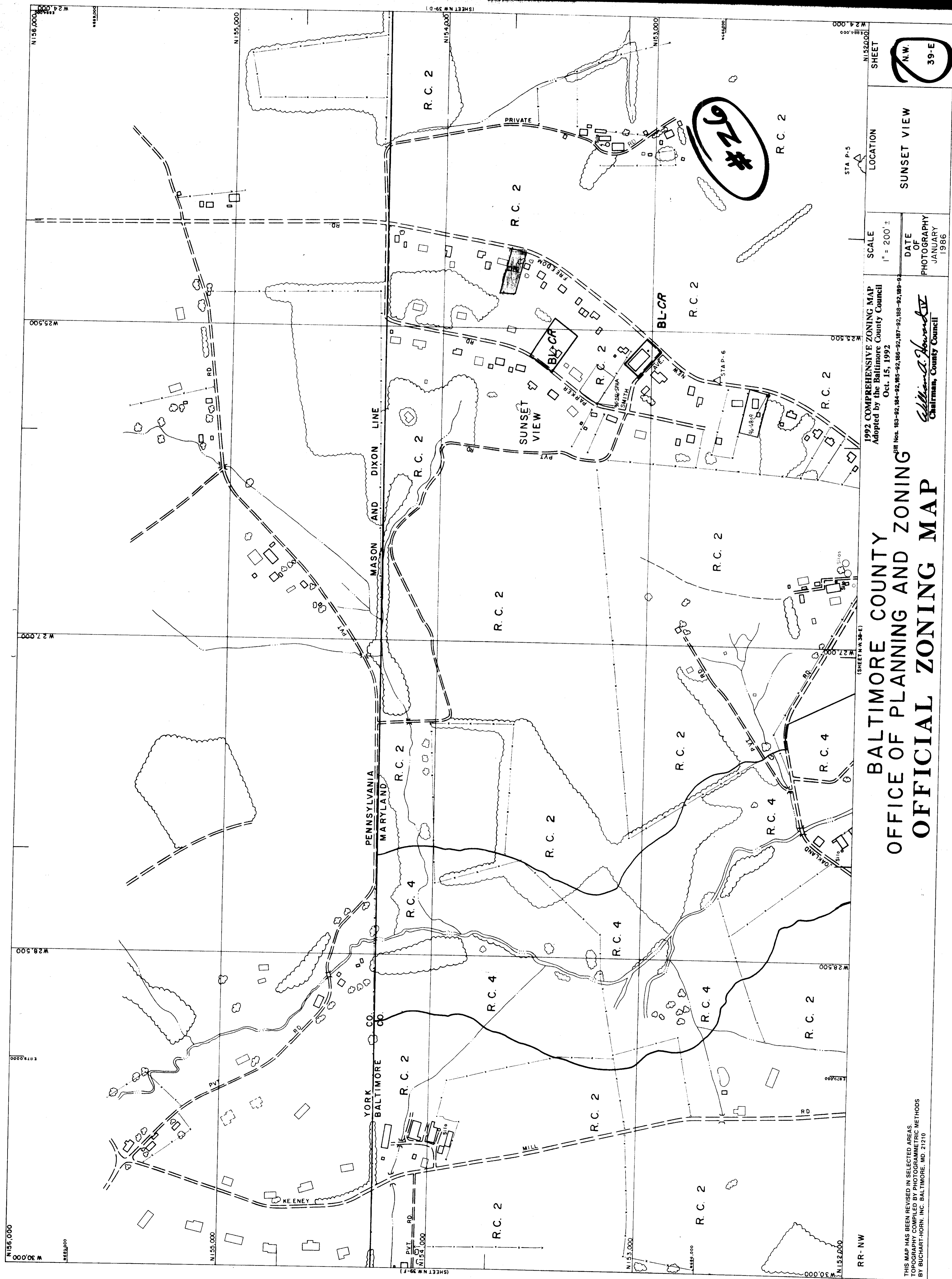
Arnold Jablon
Director

cc: Callie L. Mercer

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97-19-A



MICROFILMED

IN RE: PETITION FOR ADMINISTRATIVE VARIANCE
W/S New Freedom Road, 610 ft. S
of the Mason-Dixon Line
21616 New Freedom Road, Box 41
6th Election District
3rd Councilmanic District
Callie L. Mercer, Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-19-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Callie R. Mercer for that property known as 21616 New Freedom Road in the northern section of Baltimore County. The Petitioner herein seeks a variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow an attached deck, and a proposed garage (30'x44') with a setback of 3 ft., in lieu of the minimum required 35 ft., in an R.C.2 zone. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 24th day of September, 1996 that the Petition for a Zoning Variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow an attached deck, and a proposed garage (30'x44') with a setback of 3 ft., in lieu of the minimum required 35 ft., in an R.C.2 zone be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
3. The Petitioner shall be limited to uses of the garage customarily incidental to the utilization of the property for residential purposes. There shall be no commercial service garage work performed within the structure or on the subject property at any time.
4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmm

-2-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 24, 1996

Mr. Callie L. Mercer
21616 New Freedom Road, Box 41
Freeland, Maryland 21053

RE: Petition for Administrative Variance
Case No. 97-19-A
Property: 21616 New Freedom Road

Dear Mr. Mercer:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
encl.



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 21616 New Freedom Rd.
97-19-A which is presently zoned RC-2

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A01.3.B.3 to allow an attached deck and proposed attached garage with a setback of 3 feet in lieu of the minimum required 35 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
1. Teardown Existing Garage (20'x20') or That a New Reconstructed Garage (30'x44') be build, which a variance is Required
2. Attaching & Enclosing Existing Back To New Reconstructed Garage which a variance is Also Required.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser Lessee
(If the property is sold or leased, under the provisions of equity, that live are the legal owner(s) of the property which is the subject of this petition.)

Legal Owner(s)
Callie L. Mercer

Type or Print Name
Signature
Callie L. Mercer

Address
Type or Print Name

City State Zip Code
Signature

Attorney for Petitioner
Type or Print Name

Address
City State Zip Code

Signature
Type or Print Name

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Baltimore County Government
Zoning Commission
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

September 10, 1996

(410) 887-4386

Ms. Callie L. Mercer
21616 New Freedom Road, Box 41
Freeland, Maryland 21053

RE: PETITION FOR ADMINISTRATIVE VARIANCE
W/S New Freedom Road, 610' S of the Mason-Dixon Line
(21616 New Freedom Road)
6th Election District - 3rd Councilmanic District
Callie L. Mercer - Petitioner
Case No. 97-19-A

Dear Ms. Mercer:

You will recall our telephone conversation of last week wherein I requested additional information concerning the proposed 30' x 44' garage which is the subject of the above-referenced variance case. You indicated that your son wishes to build this structure, but you were unclear as to its intended use and the necessity for its size. As indicated on the site plan enclosed with the Petition for Administrative Variance application, the proposed garage is larger than the existing dwelling on your property, and thus, a variance is necessary for this as well.

At the end of our conversation, I asked that you have your son contact me at his earliest convenience to provide me with the information I need to complete my review of your application. However, as of the date of this letter, I have not yet heard from him. In the event no word is heard from either you or your son within ten (10) days of the date of this letter, then I shall be compelled to set the matter in for a public hearing to determine the appropriateness of the requested variance.

Very truly yours,

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Case File

PETITION PROBLEMS

#26 --- JJS

1. Where is receipt -- not in folder.

#31 --- JRA

1. Need title of person signing for legal owner.
2. No telephone number for legal owner.

#33 --- ????

1. Where is it????

#35 --- JCM?

1. Review information says JCM - handwriting is JRF. Which is correct???

#36 --- CAM

1. No description on folder.
2. No acreage on folder.
3. No election/councilmanic district on folder.

#37 --- CAM

1. No item number on petition forms.
2. No undersized lot package in folder.

#38 --- JJS

1. Need authorization for personal representative.
2. No address for legal owner.
3. No telephone number for legal owner.

July 30, 1996

I spoke to Callie Mercer by phone, an elderly lady not particularly friendly. She couldn't give me any info about the garage since her son is building it. He apparently lives there, suggested to call back, said "what's the hold up" & said "I'll get Jefferson" Son is a care generator in Rock La. I'll try again JES

September 17, 1996

Baltimore County Zoning Commissioner
Office of Planning and Zoning
Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

ATTN: Mr. Lawrence E. Schmidt

Dear Mr. Schmidt:

In reference to Variance Case No. 97-19-A, the reason for the size of the proposed garage are listed below.

The proposed garage will be storage for the following:

- a. Four vehicles
- b. Lawn & Garden equipment
- c. Utility Trailer
- d. Work Shop Area

So I hope this is enough information for the intended use and the necessity for size of the requested variance on the proposed garage.

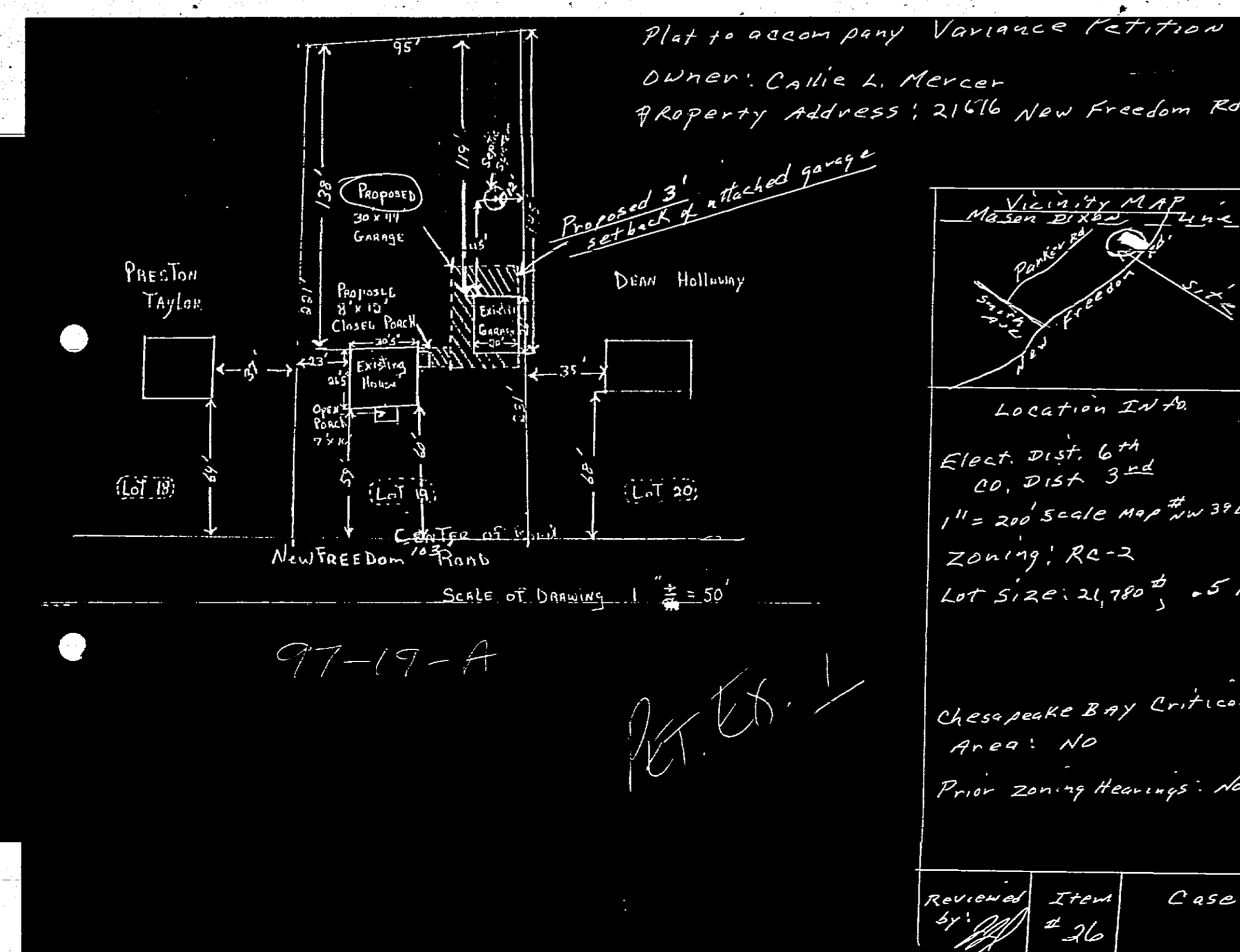
Sincerely,

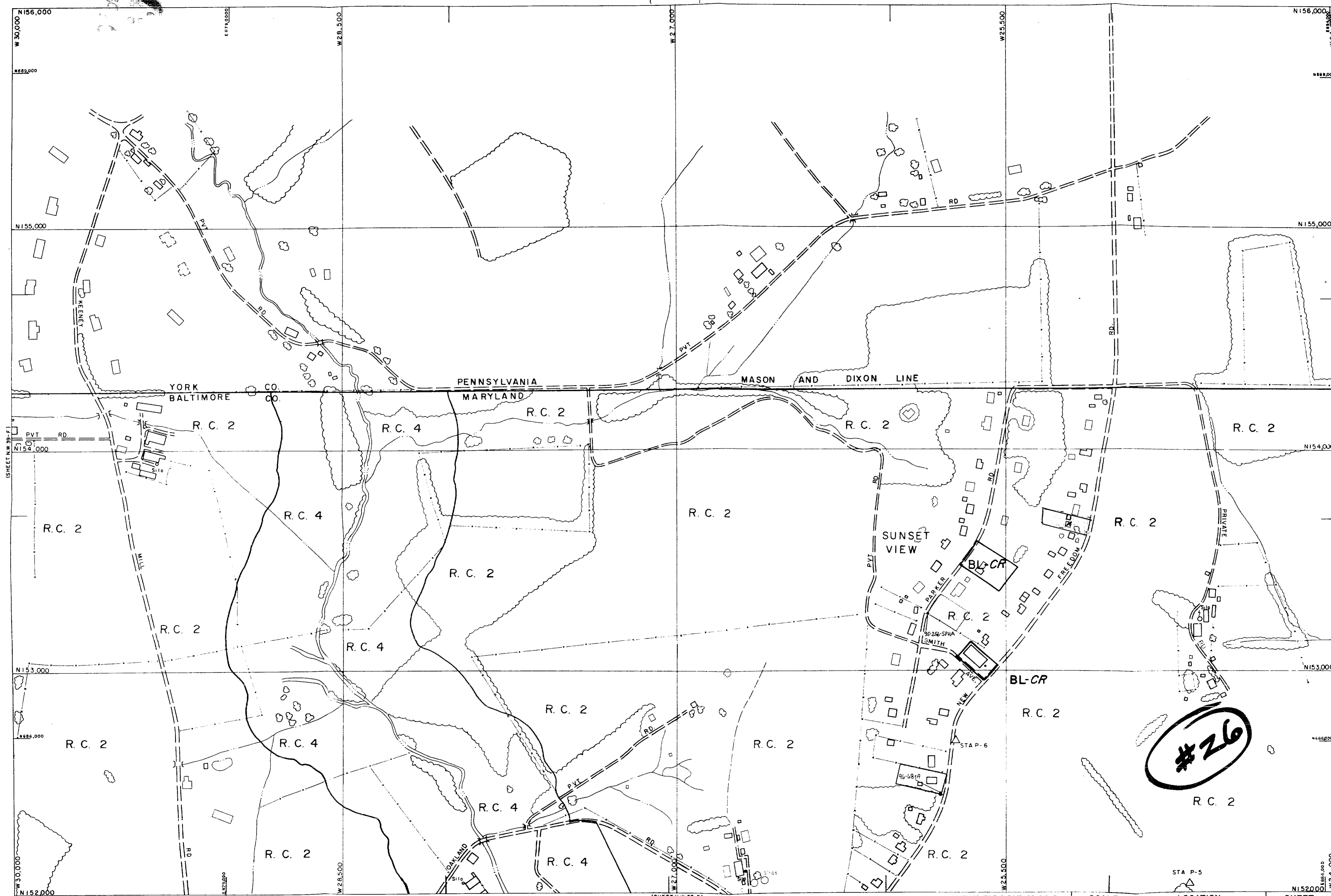
Vernon Mercer

Vernon Mercer - Son

Callie L. Mercer

Callie L. Mercer - Petitioner





RR-NW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

RR Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

William A. Howard IV
Chairman, County Council

SCALE
1" = 200' ±
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
SUNSET VIEW

SHEET
N.W.
39-E

97-19-A

#26